

PLANNING COMMISSION

AGENDA

October 4, 2007 - #1739

Working Session – 12:00 pm.

Regular Session – 1:30 pm.

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**
- 3. BALTIMORE CITY PUBLIC SCHOOL SYSTEM (BCPSS) CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2009 – 2014**
- 4. MULTIPLE STRUCTURES ON A SINGLE LOT/NOTTINGHAM APARTMENT PROJECT- 701 COOKS LANE (Eighth District)**
- 5. MULTIPLE STRUCTURES ON A SINGLE LOT/SEED SCHOOL-200 FONT HILL AVENUE (Eighth District)**
- 6. MINOR AMENDMENT/SINAI HOSPITAL PUD-SOUTH TOWER (Fifth District)**
- 7. REVISED FINAL SUBDIVISION AND DEVELOPMENT PLAN/ 3603-13 SEVEN MILE LANE (Fifth District)**
- 8. MINOR AMENDMENT/GREEKTOWN PUD (First District)**

FINAL SUBDIVISION AND DEVELOPMENT PLAN/ GREEKTOWN PUD (First District)

STREET CLOSING/PORTIONS OF FOSTER AND FAIT STREETS – VICINITY OF OLDHAM STREET (First District)
- 9. FINAL DESIGN APPROVAL/NEW EAST BALTIMORE PUD- TEMPORARY PARKING LOTS AND INTERIM OPEN SPACES- RUTLAND AND ASHLAND AVENUES AND WOLFE STREET AND ASHLAND AVENUE (Twelfth and Thirteenth Districts)**

10. CITY COUNCIL BILL #07-0783/SUPPLEMENTAL TAX INCREMENT LOAN FUND CAPITAL APPROPRIATION-DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT-\$85,000,000 (President Rawlings Blake-Administration)

For the purpose of providing a Supplementary Tax Increment Loan Fund Capital Appropriation in the amount of \$85,000,000 to the Department of Housing and Community Development (Account #9910-587-979), to provide tax increment financing and refinancing of the acquisition of property, the relocation of businesses and/or residents, site removal, and certain public improvements in the East Baltimore Research Park area; and providing for a special effective date. (Twelfth and Thirteenth Districts)

CITY COUNCIL BILL #07-0784/EAST BALTIMORE RESEARCH PARK PHASE II - DEVELOPMENT DISTRICT (President Rawlings Blake – Administration)

For the purpose of designating a "development district" to be known as "East Baltimore Research Park Phase II Development District"; providing for and determining various matters in connection with the establishment of the development district; creating a special tax increment fund for that development district; allocating certain property taxes to that fund; making certain findings and determinations; providing for a special effective date; and generally relating to the designation and operation of the development district, the establishment and use of the tax increment fund and the issuance and payment of and other matters pertaining to any special obligation. (Twelfth and Thirteenth Districts)

CITY COUNCIL BILL #07-0785/EAST BALTIMORE RESEARCH PARK - SPECIAL TAXING DISTRICT (President Rawlings Blake – Administration)

For the purpose of designating a "special taxing district" to be known as the "East Baltimore Research Park Special Taxing District"; providing for and determining various matters in connection with the establishment of the special taxing district; creating a special fund for the special taxing district; providing for the levy of a special tax on all taxable real property located in the special taxing district; providing for a special effective date; and generally relating to the designation and operation of the special taxing district, the establishment and use of the special fund and the issuance and payment of bonds issued in connection with the special taxing district. (Twelfth and Thirteenth Districts)

CITY COUNCIL BILL #07-0786/EAST BALTIMORE RESEARCH PARK-SPECIAL OBLIGATION BOND (President Rawlings Blake – Administration)

For the purpose of providing for the issuance of special obligation bonds in an amount not exceeding \$85,000,000 for the purpose of financing and of refinancing the acquisition of property, the relocation of businesses and/or residents, site removal, and certain public improvements; providing for the method and sources of payment for these special obligation bonds; authorizing the Board of Finance to specify, prescribe, determine, provide for, and approve the details, forms, documents, or procedures in connection with the special obligation bonds and any other matters necessary or desirable in connection with the

authorization, issuance, sale, and payment of these special obligation bonds; providing that the City, in each fiscal year in which any bonds are outstanding, use its best efforts to obtain the appropriation of the Tax Increment Revenues, the Special Tax Revenues, and the Enterprise Zone Tax Credit Revenues (as such terms are defined herein) in the amounts and at the times specified in a trust agreement or agreements between the City and a bank or trust company appointed as trustee thereunder; providing for a special effective date; and generally relating to the issuance and payment of special obligation bonds. (Twelfth and Thirteenth Districts)

11. CITY COUNCIL BILL #07-0781/SALE OF PROPERTY-1101 NORTH WOLFE STREET- ELMER HENDERSON ELEMENTARY SCHOOL
(President Rawlings Blake- Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as the former Elmer Henderson Elementary School located at 1101 North Wolfe Street (Block 1550, Lot 1) and no longer needed for public use; and providing for a special effective date. (Twelfth Districts)

CITY COUNCIL BILL #07-0782/SALES OF PROPERTY – 1731 EAST CHASE STREET-LUTHER CRAVEN MITCHELL ELEMENTARY SCHOOL
(President Rawlings Blake – Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either a public or private sale, all its interest in a certain parcel of land known as the former Luther Craven Mitchell Elementary School located at 1731 East Chase Street (Block 1565 Lot 39) and no longer needed for public use and providing for a special effective date. (Twelfth Districts)

12. CITY COUNCIL BILL #06-0536/URBAN RENEWAL – CARROLL CAMDEN – AMENDMENT
(President Rawlings Blake- Administration)

For the purpose of amending the Urban Renewal Plan for Carroll Camden to revise the boundary description for the Project Area and to revise exhibits to reflect the changes in the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date. (Tenth District)

CITY COUNCIL BILL #07-0808/REZONING-2001-2031 AND 2401-2417 KLOMAN STREET
(Councilmember Reisinger)

For the purpose of changing the zoning for the property known as 2001-2031 Kloman Street, as outlined in red on the accompanying plat, from the M-2-3 Zoning District to the B-2-2 Zoning District; and changing the zoning for the property known as 2401-2417 Kloman Street, as outlined in blue on the accompanying plat, from the M-2-1 Zoning District to the B-2-3 Zoning District. (Tenth District)

**CITY COUNCIL BILL # 07-0809/PLANNED UNIT DEVELOPMENT-
DESIGNATION-WESTPORT WATERFRONT-2001, 2033, 2099, 2101-
2121, 2201-2221-2301, AND 2401-2417 KLOMAN STREET** (Councilmember
Reisinger)

For the purpose of approving the application of Westport Development Group LLC, Inner Harbor West LLC, Inner Harbor West II LLC, and Turner Development Group Inc., which are the owners of 2001, 2033, 2099, 2101-2121, and 2201-2221-2301 Kloman Street and the contract purchaser of 2401-2417 Kloman Street (collectively, the "Property"), to have the Property designated a Business Planned Unit Development; and approving the Development Plan submitted by the applicant. (Tenth District)

**13. CITY COUNCIL BILL #07-0802/STATE RELATED ECONOMIC
DEVELOPMENT PROJECTS** (President Rawlings Blake-Administration)

For the purpose of authorizing and providing for negotiated payments in lieu of taxes ("PILOTs") in connection with multi-use projects that combine at least 150 units of newly constructed residential housing, a parking structure containing at least 1000 parking spaces, and attendant retail space (collectively referred to as a "State Related Economic Development Project(s)") constructed on land owned by the State of Maryland; authorizing the Mayor and City Council of Baltimore to enter into all arrangements necessary to effectuate PILOTs for such State Related Economic Development Projects, by any and all necessary and proper means; making certain legislative findings concerning the public benefits of this Ordinance; providing that the assessment of the property shall be carried on the assessment books as though the property were taxable for the purposes of determining the amount of any State aid that is based on the assessable base of the City; authorizing the Board of Estimates to approve the final terms of the PILOT Agreements; and providing for a special effective date. (Citywide)

**14. CITY COUNCIL BILL # 07-0610/HISTORIC AND ARCHITECTURAL
PRESERVATION – INTERIOR PROTECTIONS** (Councilmembers Kraft,
Young, D’Adamo, Mitchell, Spector, and Holton)

For the purpose of extending certain historical and architectural preservation procedures and protections to apply to the interior of covered structures; conforming related references; correcting and clarifying certain language; and generally relating to historical and architectural preservation. (Citywide)

**CITY COUNCIL BILL #07-0611/HISTORIC AND ARCHITECTURAL
PRESERVATION – SPECIAL LIST** (Councilmembers Kraft, Holton, Young,
D’Adamo, Clarke, Mitchell, and Welch)

For the purpose of imposing certain safeguards on structures being considered for the Special List; imposing a deadline for the Commission's making a decision; correcting, clarifying, and conforming certain language; and generally relating to the proposal and adoption of the Special List. (Citywide)

15. CITY COUNCIL BILL #06-0474/REZONING - 1425 OSTEND STREET

(Councilmember Welch)

For the purpose of changing the zoning for the property known as 1425 Ostend Street, as outlined in red on the accompanying plat, from the M-2-2 Zoning District to the R-8 Zoning District. (Ninth District)

CONSENT AGENDA

16. CITY COUNCIL BILL #07-0772/CITY STREET- CLOSING-DALLAS STREET AND 2.5 FOOT WIDE ALLEY (President Rawlings Blake-Administration)

For the purpose of condemning and closing (1) Dallas Street, extending from Fleet Street southerly to Aliceanna Street and (2) a 2.5 foot wide alley laid out in the rear of the properties known as 1508 through 1514 Aliceanna Street, extending from Dallas Street easterly to its easternmost extremity, and lying within the Fells Point Urban Renewal Project, as shown on Plat 346-A-59 in the Office of the Department of Public Works; and providing for a special effective date. (First District)

17. CITY COUNCIL BILL # 07-0773/RELEASE OF RIGHT-OF-WAY-FOR VARIOUS EXISTING VARIABLE WIDTH RIGHT-OF-WAY GRANTED TO THE MAYOR AND CITY COUNCIL OF BALTIMORE THROUGH THE PROPERTY OF THE BALTIMORE DEVELOPMENT CORPORATION, FORMERLY KNOWN AS HOLLANDER RIDGE

(President Rawlings Blake-Administration)

For the purpose of authorizing the release and surrender by the Mayor and City Council of Baltimore of all of its interests in and to various existing variable width rights of way for Perpetual Easements for Municipal Utilities and Services granted to the City of Baltimore through the property of the Baltimore Development Corporation, formerly known as Hollander Ridge, the location and course of the various existing variable width rights of way to be released being shown on Plat R.W. 80-36211 in the Office of the Department of Public Works; and providing for a special effective date. (Second District)

18. CITY COUNCIL BILL #07-0774/SALE OF PROPERTY-A PORTION OF THE FORMER BED OF WATER STREET (President Rawlings Blake-Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in a certain parcel of land known as a portion of the former bed of Water Street, extending from a point distant westerly 89.75 feet measured along the south side of the former bed of Water Street from Light Street, westerly to the west side of Lovegrove Street, and no longer needed for public use; and providing for a special effective date. (Eleventh District)

- 19. CITY COUNCIL BILL # 07-0775/SALE OF PROPERTY-NWS PULASKI HIGHWAY NEC OF MORAVIA PARK DRIVE-BLOCK 6202, SHEETS 3 AND 4, PORTION OF LOT 2/22** (President Rawlings Blake-Administration)
For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as NWS Pulaski Highway NEC of Moravia Park Drive (Block 6202, Sheets 3 and 4, portion of Lot 2/22) and no longer needed for public use; and providing for a special effective date. (Second District)
- 20. CITY COUNCIL BILL #07-0776/BALTIMORE CITY LANDMARK LIST-AMERICAN BREWERY** (President Rawlings Blake-Administration)
For the purpose of designating the American Brewery, 1701 North Gay Street, as a historical landmark. (Thirteenth District)
- 21. CITY COUNCIL BILL #07-0777/BALTIMORE CITY LANDMARK LIST-BOLTON SQUARE** (President Rawlings Blake-Administration)
For the purpose of designating Bolton Square, 1400 to 1420 Mason Street, 300 to 310 West Lafayette Avenue, 236 to 250 West Lafayette Avenue, and 1401 to 1421 Jordon Street, as a historical landmark. (Eleventh District)
- 22. CITY COUNCIL BILL #07-0778/BALTIMORE CITY LANDMARK LIST-RIVERSIDE PARK** (President Rawlings Blake-Administration)
For the purpose of designating Riverside Park, 301 East Randall Street, as a historical landmark. (Tenth District)
- 23. CITY COUNCIL BILL #07-0779/BALTIMORE CITY LANDMARK LIST-UNION BAPTIST CHURCH** (President Rawlings Blake-Administration)
For the purpose of designating Union Baptist Church, 1219 Druid Hill Avenue, as a historical landmark. (Eleventh District)
- 24. CITY COUNCIL BILL #07-0780/BALTIMORE CITY LANDMARK LIST-W.E.B. DU BOIS HOUSE** (President Rawlings Blake-Administration)
For the purpose of designating the W.E.B. Du Bois House, 2302 Montebello Terrace, as a historical landmark. (Third District)
- 25. CITY COUNCIL BILL #07-0788/STREETS-OPENING-CERTAIN STREETS AND ALLEYS LYING WITHIN THE AREA BOUNDED BY 24TH STREET, HOWARD STREET, 25TH STREET, AND MARYLAND AVENUE** (President Rawlings Blake-Administration)
For the purpose of condemning and opening certain streets and alleys lying within the area bounded by 24th Street, Howard Street, 25th Street, and Maryland Avenue, as shown on Plat 296-A-6D in the Office of the Department of Public Works; and providing for a special effective date. (Twelfth District)
- 26. CITY COUNCIL BILL #07-0789/STREETS-CLOSING-CERTAIN STREETS AND ALLEYS LYING WITHIN THE AREA BOUNDED BY 24TH STREET, HOWARD STREET, 25TH STREET, AND MARYLAND AVENUE** (President Rawlings Blake-Administration)

For the purpose of condemning and closing certain streets and alleys lying within the area bounded by 24th Street, Howard Street, 25th Street, and Maryland Avenue, as shown on Plat 296-A-6E in the Office of the Department of Public Works; and providing for a special effective date. (Twelfth District)

27. CITY COUNCIL BILL #07-0790/SALE OF PROPERTY-THE FORMER BEDS OF CERTAIN STREETS AND ALLEYS LYING WITHIN THE AREA BOUNDED BY 24TH STREET, HOWARD STREET, 25TH STREET, AND MARYLAND AVENUE (President Rawlings Blake-Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of certain streets and alleys lying within the area bounded by 24th Street, Howard Street, 25th Street and Maryland Avenue and no longer needed for public use; and providing for a special effective date. (Twelfth District)

28. CITY COUNCIL BILL #07-0791/CITY STREETS-OPENING-PHILPOT STREET AND WILLIS STREET, LYING WITHIN THE FELS POINT URBAN RENEWAL AREA (President Rawlings Blake-Administration)

For the purpose of condemning and opening certain streets lying within the Fells Point Urban Renewal Area, (1) Philpot Street, extending from Thames Street, Westerly 419.7feet, more or less, to its westernmost extremity thereof; and (2) Wills Street, extending from Philpot Street, Northerly 481.6 feet, more or less, to Dock Street, as shown on Plat 349-A-13 in the Office of the Department of Public Works; and providing for a special effective date. (First District)

29. CITY COUNCIL BILL #07-0792/CITY STREETS-CLOSING-PHILPOT STREET AND WILLIS STREET, LYING WITHIN THE FELS POINT URBAN RENEWAL AREA (President Rawlings Blake-Administration)

For the purpose of condemning and closing certain streets lying within the Fells Point Urban Renewal Area, (1) Philpot Street, extending from Thames Street, Westerly 419.7 feet, more or less, to its westernmost extremity thereof; (2) Wills Street, extending from Philpot Street, Northerly 481.6 feet, more or less, to Dock Street; (3) Block Street, extending from Caroline Street, Westerly 427.4 feet, more or less, to Wills Street; and (4) Dock Street, extending from Caroline Street, Westerly 261.6 feet, more or less, to its westernmost extremity thereof, as shown on Plat 349-A-13A in the Office of the Department of Public Works; and providing for a special effective date. (First District)

30. CITY COUNCIL BILL #07-0793/SALE OF PROPERTY-THE FORMER BEDS STREETS LYING WITHIN THE FELS POINT URBAN RENEWAL AREA (President Rawlings Blake-Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of Philpot Street, Wills Street, Block Street and Dock Street and no longer needed for public use; and providing for a special effective date. (First District)

31. CITY COUNCIL BILL #07-0794/CITY STREETS-OPENING-CERTAIN STREETS AND 3 VARYING IN WIDTH PARCELS LOCATED IN HOLLANDER RIDGE (President Rawlings Blake-Administration)

For the purpose of condemning and opening certain streets located in Hollander Ridge, (1) Dillehunt Drive, extending from 62nd Street, southeasterly, easterly, northeasterly and northerly to Odell Avenue; (2) Odell Avenue, extending from the northwest corner of the property known as No. 1607 Odell Avenue, northwesterly and northerly to the northernmost extremity thereof; and (3) 3 parcels of land located along the west and north sides of Old 62nd Street, as shown on Plat 311-A-14D in the Office of the Department of Public Works; and providing for a special effective date. (Second District)

32. CITY COUNCIL BILL #07-0795/CITY STREETS-CLOSING-CERTAIN STREETS AND 3 VARYING IN WIDTH PARCELS LOCATED IN HOLLANDER RIDGE (President Rawlings Blake-Administration)

For the purpose of condemning and closing certain streets located in Hollander Ridge (1) Dillehunt Drive, extending from 62nd Street, southeasterly, easterly, northeasterly and northerly to Odell Avenue; (2) Odell Avenue, extending from the northwest corner of the property known as No. 1607 Odell Avenue, northwesterly and northerly to the northernmost extremity thereof; and (3) 3 parcels of land located along the west and north sides of Old 62nd Street, as shown on Plat 311-A-14E in the Office of the Department of Public Works; and providing for a special effective date. (Second District)

33. CITY COUNCIL BILL #07-0796/SALE OF PROPERTY-CERTAIN STREETS AND 3 VARYING IN WIDTH PARCELS LOCATED IN HOLLANDER RIDGE (President Rawlings Blake-Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of (1) Dillehunt Drive, extending from 62nd Street, southeasterly, easterly, northeasterly and northerly to Odell Avenue; (2) Odell Avenue, extending from the northwest corner of the property known as No. 1607 Odell Avenue, northwesterly and northerly to the northernmost extremity thereof; and (3) 3 parcels of land located along the west and north sides of Old 62nd Street and no longer needed for public use; and providing for a special effective date. (Second District)

34. CITY COUNCIL BILL #07-0797/CITY STREETS-OPENING-A CERTAIN STREET AND ALLEYS LYING WITHIN THE AREA BOUNDED BY PLEASANT STREET, ST. PAUL PLACE, THE ORLEANS STREET VIADUCT, AND CALVERT STREET (President Rawlings Blake-Administration)

For the purpose of condemning and opening a certain street and alleys lying within the area bounded by Pleasant Street, St. Paul Place, the Orleans Street Viaduct, and Calvert Street, as shown on Plat 114-A-26 in the Office of the Department of Public Works; and providing for a special effective date. (Eleventh District)

35. CITY COUNCIL BILL #07-0798/CITY STREETS-CLOSING-A CERTAIN STREET AND ALLEYS LYING WITHIN THE AREA BOUNDED BY PLEASANT STREET, ST. PAUL PLACE, THE ORLEANS STREET VIADUCT, AND CALVERT STREET (President Rawlings Blake-Administration)

For the purpose of condemning and closing a certain street and alleys lying within the area bounded by Pleasant Street, St. Paul Place, the Orleans Street Viaduct, and Calvert Street, as shown on Plat 114-A-26A in the Office of the Department of Public Works; and providing for a special effective date. (Eleventh District)

36. CITY COUNCIL BILL #07-0799/SALE OF PROPERTY-FORMER BEDS A CERTAIN STREET AND ALLEYS LYING WITHIN THE AREA BOUNDED BY PLEASANT STREET, ST. PAUL PLACE, THE ORLEANS STREET VIADUCT, AND CALVERT STREET (President Rawlings Blake-Administration)

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of a certain street and alleys lying within the area bounded by Pleasant Street, St. Paul Place, the Orleans Street Viaduct, and Calvert Street and no longer needed for public use; and providing for a special effective date. (Eleventh District)

37. CIP TRANSFER

This agenda was prepared on the assumption that all necessary materials have been made available in sufficient time for consideration by the Commission at this meeting. There are occasionally changes in this agenda when relevant materials have not been delivered to the Department on schedule. For any marked (*) please call the Department at (410)396-8337 for current information.

The meeting will be held in the Phoebe B. Stanton Boardroom of the Department of Planning, located on the 8th floor of 417 East Fayette Street.